

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
October 16, 2012**

Present: Wayne Chapple, William Percival, Ann Crimmins, and Kelly Rome

Chairman Chapple convened the meeting at 7:33 p.m. and secretary William Percival read the Legal Notice. The Legal Notice was published on October 5, 2012 and October 12, 2012 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by K. Rome, the Board voted (4-0-0) to approve the minutes of the regular meeting of September 18, 2012 as presented.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Allyson Mosher seeking a variance to front and side yard requirements, Section 5.1 of the Zoning Regulations to allow construction of a garage for property located at 54 Meadowbrook Road, opened at 7:35 p.m.

Allyson Mosher appeared before the Board to explain her request for a variance. She presented plans that outlined the location of a proposed prefabricated garage. The lot is a triangle shape and pre-dates zoning regulations. The well is in the front yard and the septic system is in the back yard. With the help of her father, Donald Mosher who was also in attendance, it was determined the overhang of the structure has been taken into consideration when determining the necessary variance. Ms. Mosher stated that she had spoken with a neighbor who had no objections to her putting a garage where she indicated.

There was no public comment.

This public hearing closed at 7:45 p.m.

ON A MOTION by K. Rome, seconded by A. Crimmins, the Board voted unanimously (4-0-0) to approve a variance to Section 5.1 of the Zoning Regulations for Allyson Mosher, as outlined in the subject file, for property located at 54 Meadowbrook Road as follows:

a side yard variance of 10 feet and a front yard variance of 14 feet, to allow placement of a garage. The hardships noted include the irregular shape of the property as well as the location of the septic system and the well. This lot also pre-dates zoning regulations.

The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary